

**Part 4 – Accommodation Options**

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## **4.1 – Location Considerations**

### **4.1.1 – Location Considerations**

The Northampton Police Department has traditionally and will continue to play an important role in life and business in the downtown area. Despite the fact that there are few suitable properties in the downtown core, and those that are potentially available are smaller than recommended, the department and city administration believe the benefits of keeping the department downtown has definite advantages. A strong police presence is important to the many businesses in the downtown area, and community accessibility has always been an important aspect of policing in the city.

Operationally, visibility at the many community events that take place downtown, and the ability to respond quickly to any incidents is important. Proximity to the courthouse on Gothic Street is important too, resulting in time savings, better security for prisoner transport and other benefits. Foot patrols for the downtown core can be based at the station reducing the need for vehicles and parking. The distance traveled by regular patrol vehicles would also be reduced if the building was located downtown. These factors, among others, were considered when a decision was made several years ago not to include a new police department with the new central fire hall on King Street.

With smaller lots, as may result from a decision to locate downtown, parking provisions may be compromised, and property values may be higher.

In this study we have examined several potential locations.

- James House, Gothic Street (Option 2, ref. section 4.3)
- Existing Police Department lot (29 Center Street) and adjacent County lot (Option 3, ref. section 4.3)
- Hotel Northampton & Adjacent Properties (Option 4, ref. section 4.3)

Other considerations important to the city include not reducing revenue by taking privately-owned property off the tax rolls.

### **Security Issues**

Locating a new police building downtown on a restricted site would prevent provision of a security buffer zone between the building and public streets or parking areas. A 100' buffer is standard practice on Federal buildings.

### **4.1.2 – James House**

Locating a new Police Department building on the James House lot on Gothic Street would meet the requirements for a downtown presence. The 1 acre lot is considerably smaller than recommended (2 acres) which would restrict the number of on-site parking spaces, and may have an impact on building planning in order to keep the footprint within reasonable limits (ref 4.3.3 and 4.3.4 for further details).

The existing senior center does not have the same needs for a downtown location, yet needs a substantial amount of parking, so could potentially be re-located outside the downtown core.

If the James House lot were to be used the existing police department lot could be sold to offset project capital costs (property values in the downtown area are very high), or re-assigned to other city functions. What use the property might be put to, and whether or not the existing police building could (or should) be re-used is outside the scope of this study.

Sample development proposals for the James House lot are included in subsections 4.3.3 and 4.3.4 (Options 2A and 2B).

#### **4.1.3 – Existing Police Department Lot and Environs**

Maintaining a police presence at the current Center Street location has advantages of a downtown police presence and proximity to the courthouse. As with the James House lot the current property is significantly smaller than recommended (only 0.58 acres), and a workable development plan would require the acquisition or use of adjacent property. Subsections 4.3.5 and 4.3.6 illustrate two possible solutions incorporating the adjacent courthouse parking lot on Gothic Street.

Constructing a new Police Department building on the current lot would require work to be carefully planned and phased. Temporary off-site location of police operations may be required during construction. Disruption, construction activities, security concerns and constructability issues would make it impossible to remain on-site. As the existing building is not designed to take an additional floor expansion would not be feasible, and we would recommend a phased approach to constructing a new building.

Sample development proposals for the existing police department location are included in subsection 4.3.5 and 4.3.6 (Options 3A and 3B).

#### **4.1.4 – Hotel Northampton & Adjacent Properties**

Another proposed option would be to acquire property in the vicinity of the Hotel Northampton on King Street to construct a new police building and shared-use parking deck (ref. Option 4, Section 4.3). This would maintain similar advantages with respect to location as the previous Gothic Street and Center Street options.

A sample development proposal for the Hotel Northampton location is included in subsection 4.3.7.

#### **4.1.5– Other Locations Considered**

- Northampton Honda (171 King Street) – not feasible as it would take prime commercial land off the tax rolls.

#### **4.1.6 – Alternative Firing Range Location**

Due to the high cost of land in the downtown area, combined with the ventilation and acoustical issues associated with a firing range, we would recommend considering an off-site location for the firing range. An off-site location would eliminate some of the convenience for training and practice – where officers could use the range during quiet periods yet still be available to respond to calls if necessary – but could have other advantages.

The space allocated to the firing range could be used to accommodate indoor secure police vehicle parking, thereby reducing on-grade parking requirements and the size of the building itself – an advantage when considering downtown lots.

#### **4.1.7 – Downtown Design Review**

New and renovation projects located in the downtown historic district will be subject to a design review to ensure the project is in keeping with established design criteria. This may have an impact on construction costs depending on exterior cladding materials and other architectural detailing.

## 4.2 – Costs & Financing Considerations

### 4.2.1 – Project and Construction Costs

Project costs include the cost of constructing the building, furnishing and equipping it, and a number of 'soft costs' (consulting fees, permits, surveys, testing, legal costs, taxes, financing, etc.). For comparison between the presented options we have excluded property acquisition and any required site cleanup costs.

At planning stages the project budget should include the estimated costs above, plus contingencies or allowances for construction cost escalation, unforeseen conditions and program/design changes. Other costs, such as time spent by project representatives (Project Steering Committee) during design and construction, moving and associated loss of personnel time, must also be considered. Project budget recommendations are given below.

#### Building Costs

Building costs will include all items and finishes normally included in the base building construction contract, plus furniture and fittings. This will provide space ready to occupy. The Department will only need to provide their own office equipment (copiers, faxes, phone system, communications equipment, etc.).

Typical construction costs for a building of this type vary from \$185 to \$234 per square foot<sup>1</sup>, plus the cost of furnishings and equipment, site development and services. This is an average over the whole building – some areas will be more expensive (detention area) and some less expensive. A police building is used 24 hours a day, 365 days a year, and must be durable and easy to maintain to reduce overall lifecycle costs. We have added costs for firing range equipment over and above the cost of providing the space.

Construction and other costs should be regarded as guidelines only. Actual costs can only be determined once more detailed design and/or accommodation options have been developed, which is outside the scope of this study. Costs could vary significantly depending on final building configuration, number of floors, provision of a basement, site conditions, market conditions and expected level of construction quality.

#### Other Project Costs

Other project-related costs that should be considered when establishing a project budget include:

- Architectural & engineering fees
- Construction cost escalation if project is delayed
- Contingencies

Costs which have been excluded from project budget estimates and recommendations in this report:

- Land acquisition
- Demolition, site cleanup
- Surveys & testing
- Permits, legal fees, etc.
- Special site conditions resulting in higher-than-anticipated construction costs
- Financing costs
- Move & personnel costs

### 4.2.2 – Recommended Project Budget

Depending on the development option selected (refer to the following sections) we would recommend a project budget around \$10 million (excluding land acquisition, demolition or cleanup costs).

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<sup>1</sup> Provided by A.M. Fogarty & Associates for new police building construction, 'above-average' quality for buildings of 7,000 to 32,000 square feet. Costs are expressed in winter 2004 prices.

Typical Building Costs<sup>1</sup>

Construction Costs, Base Building	31,500 sq.ft	\$240/sf	\$7,600,000
Sitework (paving, access, landscaping)		(allowance)	\$200,000
Construction Costs			\$7,800,000
Firing Range Equipment <sup>2</sup>		(allowance)	\$200,000
Furniture & Equipment	20,000 sq.ft	\$15/sf	\$300,000
Subtotal – Building Cost (rounded)	31,500 sq.ft	\$263/sf	\$8,300,000

Other Project-Related Costs

Site Cleanup, Demolition, Testing,			Excluded
Permits & Development Charges			Excluded
Arch/Eng. Fees, Cost Estimates		8-9%	\$700,000
Subtotal - Other Costs (rounded)			\$700,000

Project Budget

Building & Other Costs (as above)			\$9,000,000
Contingencies		10-15%	\$1,000,000
Building Budget (rounded, excluding land costs, cleanup)			\$10,000,000

This number includes estimated construction costs, other project soft costs, a project design contingency, and escalation to an anticipated construction start in 2005.

Site acquisition costs are not included, nor any demolition or site decontamination costs, or any other special costs incurred due to unanticipated site or soil conditions.

Move costs or costs for temporary relocation are not included, or any time for City personnel for project management or other project involvement.

The costs above represent the most cost-effective construction on a level, suitable site. Estimated costs for other options (covered in the following sections) may vary from this amount. Site acquisition and any cleanup costs are not included.

Recommended Preliminary Project Budget (excluding land costs, cleanup)	\$10 million
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This budget should be considered for as-yet undetermined properties. Cost estimates for the various development options presented in this report (Section 4.3) exceed this figure for various reasons.

**4.2.3 – Financing Considerations**

Under Massachusetts law there is a 20-year maximum period over which public projects such as this must be funded. It is also important to the city administration that this (and any other capital projects) be funded within the city's existing bonding capacity, and is internally limited to 1.6 percent of the General Fund.

Leasing space from a private developer (build & lease-back) is likely not permissible, and if the city can borrow at competitive interest rates, would not likely result in significant savings over conventional financing costs.

Design-build options may not result in any substantial cost savings, as prevailing wage union labor rates must be used.

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<sup>1</sup> Opinion of Probable Cost.

<sup>2</sup> Costs for bullet containment, target and control/communications equipment only for a 4-position 25-yard pistol-rated range. Range ventilation assumed to be covered under base building costs. \$70,000 target system, \$130,000 bullet containment system (handgun use only).

## 4.3 – Development Options

### 4.3.1 – Development Options

We have presented a number of options to illustrate a range of potential development solutions. Some are generic (not site-specific), others have been tested against specific properties as examples of what could be done at those locations.

- Options 1A and 1B illustrate generic solutions for a non-specific site, as a theoretical model and benchmark against which other options can be compared.
- Options 2A and 2B look at using the James House property on Gothic Street. Option 2A looks at renovating and expanding the existing building, Option 2B looks at building an all-new facility.
- Options 3A and 3B look at phased redevelopment of the current Center Street location, with a parking structure shared with the Courthouse. (The existing building is not designed to take a second floor, and expansion/renovation options are not considered feasible)
- Option 4 looks at potential redevelopment on and adjacent to the Hotel Northampton property.

The accompanying diagrams are intended to illustrate that the building and required parking could be accommodated on the respective lots, and to give a sense of scale. They are schematic and conceptual in nature and represent only one of several possible site layout and building configurations.

#### List of Development Options

4.3.2	Options 1A & 1B	Generic Site Options
4.3.3	Option 2A	James House Renovation/Expansion
4.3.4	Option 2B	James House New Construction
4.3.5	Option 3A	Phased Redevelopment at Center Street
4.3.6	Option 3B	Phased Redevelopment at Center Street
4.3.7	Option 4	Hotel Northampton & Environs

**4.3.2 – Options 1A and 1B (Generic Site)**

Options 1A and 1B illustrate generic solutions for non-specific sites, as theoretical models and benchmarks against which other options can be compared.

Option 1A – illustrates a typical building and site layout that could be used on a generic undetermined lot. The building is planned on two levels with a main floor footprint of around 21,500 sq.ft. To accommodate the building, parking and open landscaped areas would require a property of at least 2 to 2.5 acres.

• Building Area Breakdown:	New Construction	31,500 sq.ft
• Lot Area:	Minimum Usable	1.8 to 1.9 acres
• Parking Provided:	Police + Visitors	approx. 70 + 8

Option 1B – illustrates a building and site arrangement that could be adopted for a smaller restricted site. Internal functions have been rearranged on three levels (2 floors plus basement) to provide a smaller main floor footprint of around 13,000 to 14,000 sq.ft. This would require a site with a minimum usable area of around \_\_\_\_ acres.

• Building Area Breakdown:	New Construction	31,500 sq.ft
• Lot Area:	Minimum Usable	1.4 acres
• Parking Provided:	Police + Visitors	approx. 70 + 8

**Project Costs**

Costs would be similar to those listed above for a typical building of this type.

• Building Cost	31,500 sq.ft @\$260/sf average	\$8,300,000
• Consulting Fees, Other Costs	8-9%	\$700,000
• Contingency	10-15%	\$1,000,000
• Recommended Project Budget (excluding property costs)		\$10,000,000

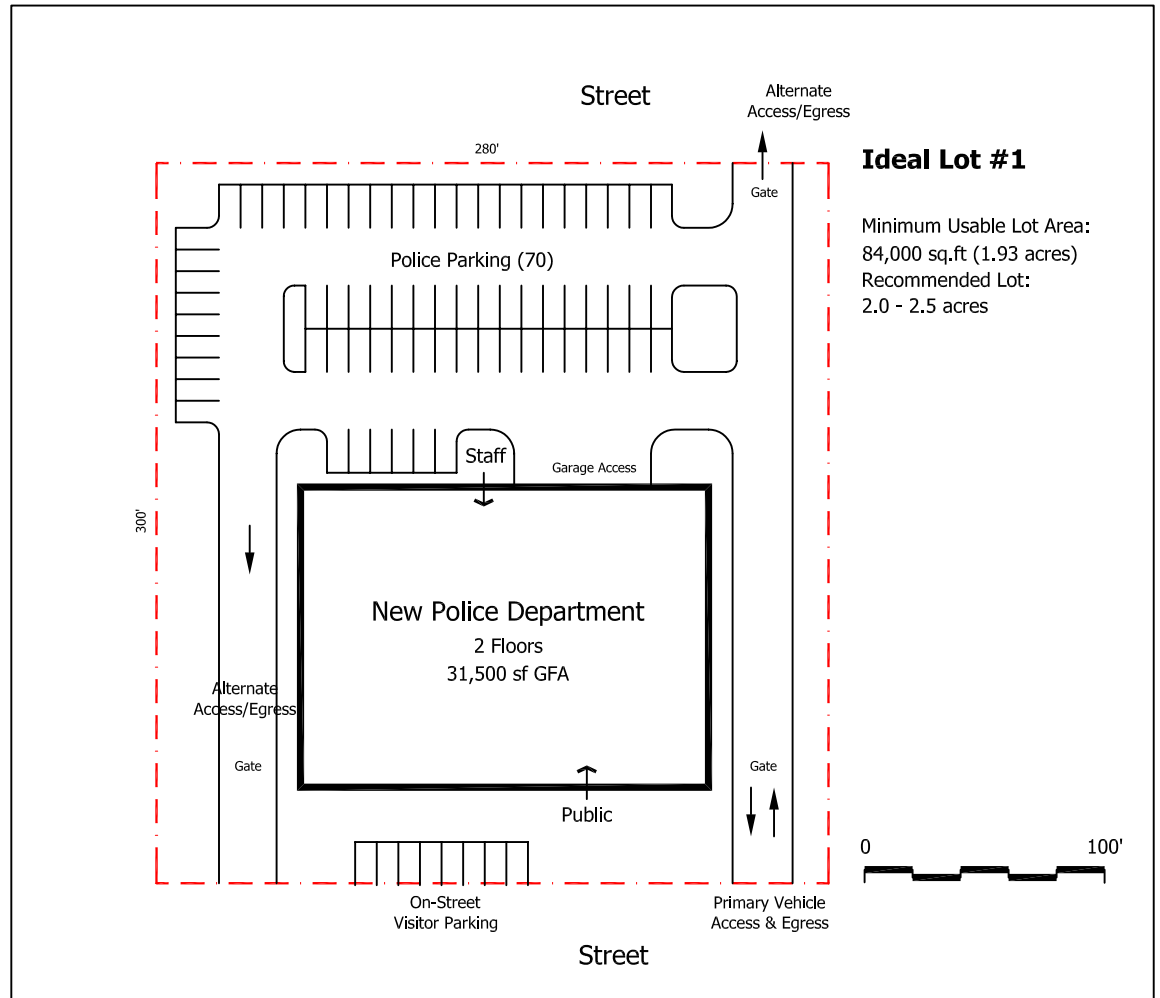
**Benefits & Drawbacks – Option 1A**

- Optimal plan represents most efficient internal planning arrangements and most cost-effective construction.
- Requires a relatively large property, which may preclude many downtown options.
- Police operations can remain at the existing building until the new building is ready.
- The existing police building can be reassigned to other City or community uses, or sold to offset project costs.
- The current police parking lot could be sold with the building, or retained as revenue-generating parking for the downtown area.

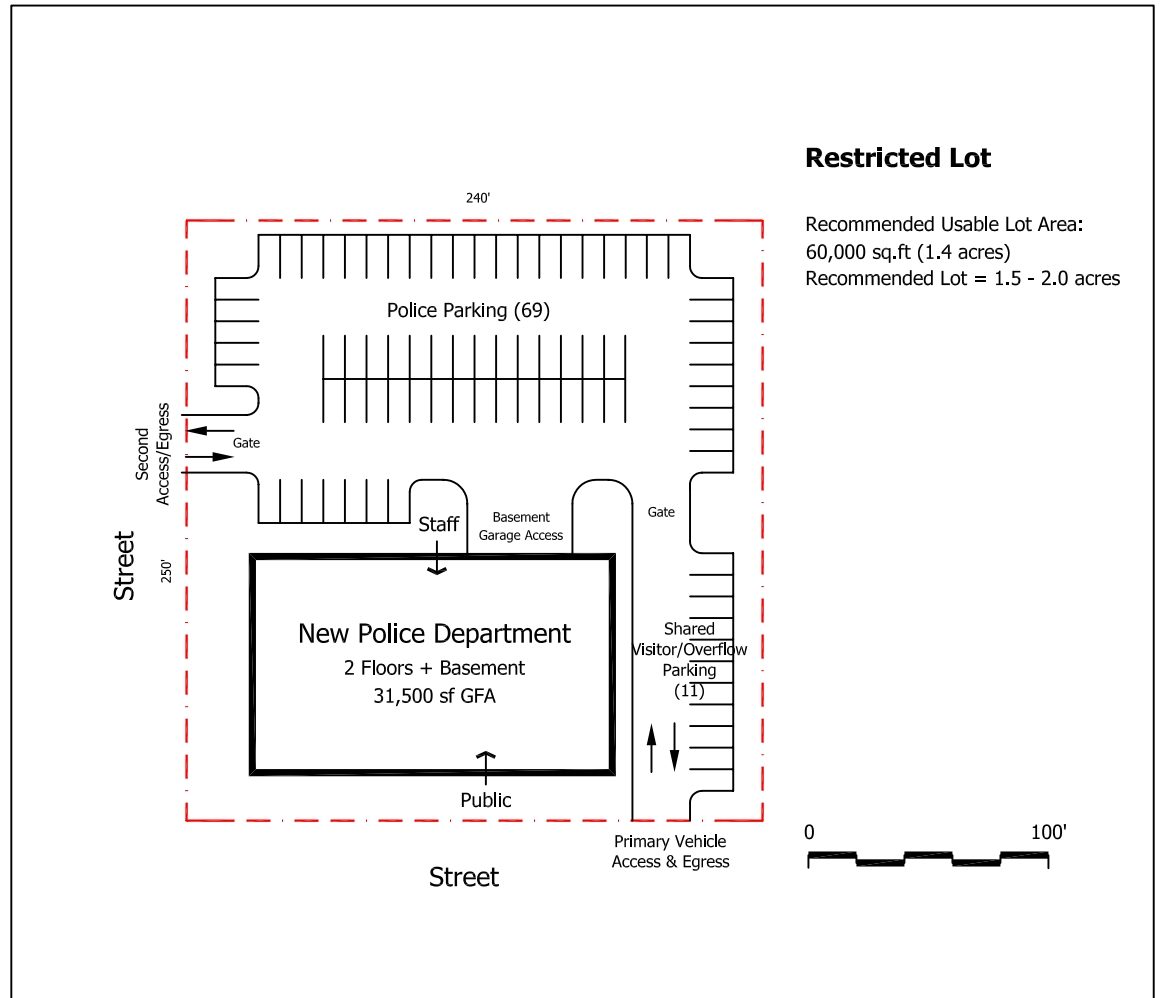
**Benefits & Drawbacks – Option 1B**

- Reduced floorplan may result in some internal planning inefficiencies.
- Basement is required – in most cases with vehicle access.
- Requires a smaller property, which may make downtown options more feasible.
- Police operations can remain at the existing building until the new building is ready.
- The existing police building can be reassigned to other City or community uses, or sold to offset project costs.
- The current police parking lot could be sold with the building, or retained as revenue-generating parking for the downtown area.

Refer to concept diagrams on the following pages.

**4.3.2 - Option 1A, Ideal Lot**



**4.3.2 - Option 1B, Restricted Lot**

**4.3.3 – Option 2A, Renovation/Expansion to James House**

This proposal includes making extensive renovations to the existing James House on Gothic Street, and building a three-level expansion.

- Building Area Breakdown: Renovation + New Constr. 8,400 + 20,000 = 28,400 sq.ft
- Lot Area: 1.0 acre
- Parking Provided: Police + Visitors 64 total (allocate as required)

**Project Costs**

Project costs would likely be higher than for a purpose-built facility. Renovation costs to create a functional and secure facility will be high. It is likely that new MEP systems (mechanical, HVAC, life safety, electrical, telecom) would have to be provided for the whole building. Construction costs for the new addition would be higher because of difficulties connecting to the existing structure.

• Renovation	8,400 sq.ft @ \$250/sf	\$2,100,000
• New Construction	20,000 sq.ft @ \$300/sf	\$6,000,000
• Consulting Fees, Other Costs	10-12%	\$900,000
• Contingency	15-18%	\$1,500,000
• Recommended Project Budget (excluding property costs)		\$10,500,000

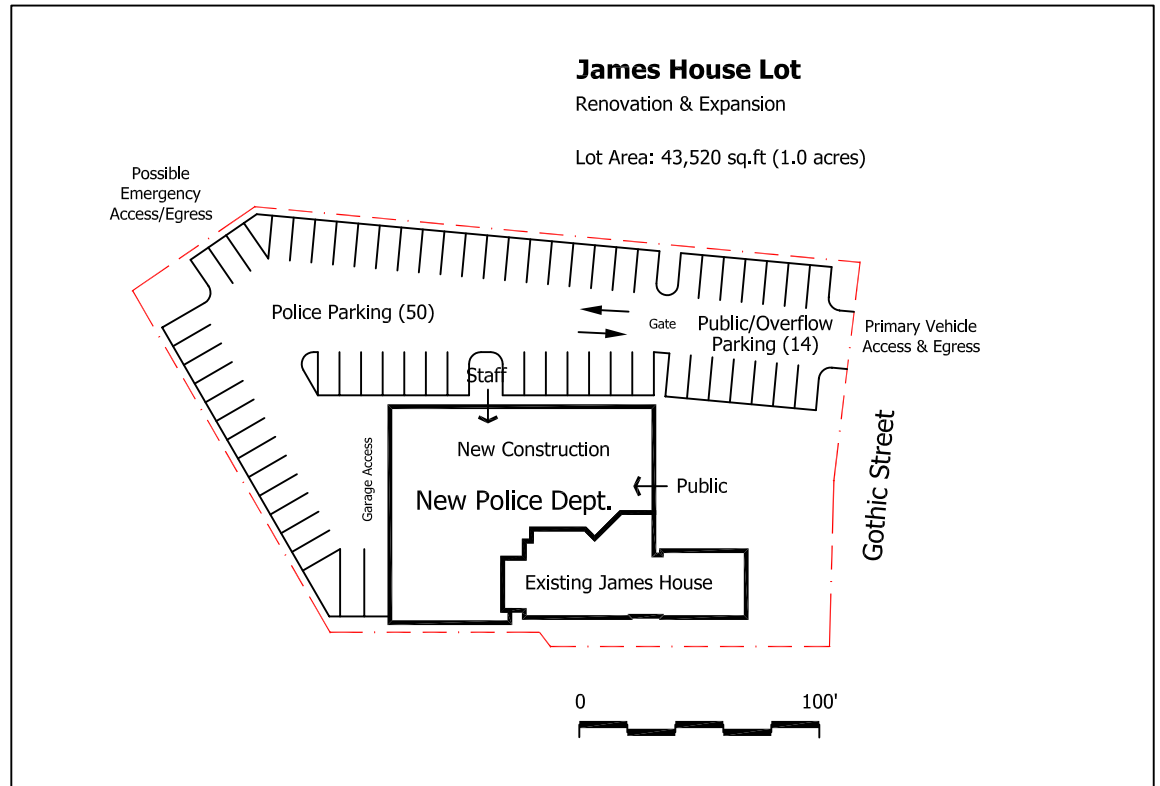
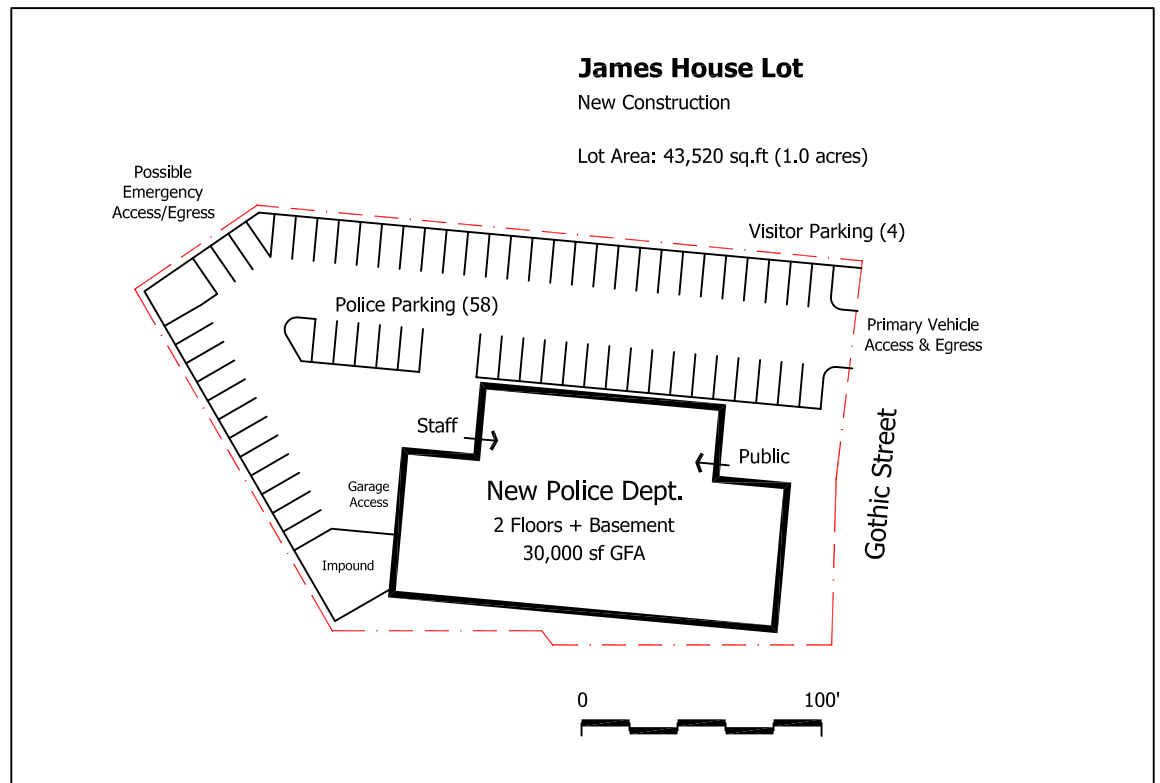
**Benefits & Drawbacks – Option 2A**

- Increased construction costs and financial risk.
- The existing police building can be reassigned to other City or community uses, or sold to offset project costs.
- The current police parking lot could be sold with the building, or retained as revenue-generating parking for the downtown area.
- Police operations can remain at the existing building until the new building is ready (Community Services would have to be relocated).
- Limited lot area (approx. 1 acre, 2 acres recommended)
- Limited on-site parking (approx 50, 70 on-grade spaces recommended).
- Only one vehicle access/egress point could be blocked. Possible emergency egress (and access) through adjacent parking lot (by arrangement with owners).
- Limited visitor parking.
- Slight reduction in overall area (90% of program requirements) due to restricted first floor (reducing garage area).
- Internal planning inefficiencies imposed by existing structure.
- Perceived benefit of retaining a culturally-significant building in the downtown core.

Refer to concept diagram on the following page.

**Alternative Firing Range Location**

Due to the restricted nature of this lot, combined with the ventilation and acoustical issues associated with locating a firing range in the downtown/residential area, we would recommend considering an off-site location. Space allocated to the firing range could be used to accommodate additional indoor secure police vehicle parking, reducing on-grade parking requirements and building area.

**4.3.3 - Option 2A, Renovation/Expansion****4.3.4 - Option 2B, New Building**

**4.3.4 – Option 2B, New Building on James House Site**

The existing heritage building is removed and a new purpose-built facility constructed on three levels (2 plus basement). Due to difficulties and site constraints vehicle access to a basement is likely not feasible. Because of other spaces that must be located on the main floor this will result in a loss of garage space.

• Building Area Breakdown:	New Construction	30,000 sq.ft
• Lot Area:		1.0 acre
• Parking Provided:	Police + Visitors	62 total (allocate as required)

**Project Costs**

Costs would be similar to those listed above for a typical building of this type. Some minor savings may be achieved through loss of garage area (total building GFA may be less than programmed), but these would be offset by demolition costs to remove the existing building. Due to the restricted nature of the site average square-foot constructions costs would likely be slightly higher than a green-field site.

• Building Cost	30,000 sq.ft @\$275 average	\$8,300,000
• Consulting Fees, Other Costs	8-9%	\$700,000
• Contingency	10-15%	\$1,000,000
• Recommended Project Budget (excluding property costs, demolition)		\$10,000,000

**Benefits & Drawbacks – Option 2B**

- The existing police building can be reassigned to other City or community uses, or sold to offset project costs.
- The current police parking lot could be sold with the building, or retained as revenue-generating parking for the downtown area.
- Police operations can remain at the existing building until the new building is ready (Community Services would have to be relocated).
- Limited lot area (approx. 1 acre, 2 acres recommended)
- Limited on-site parking (approx 50, 70 on-grade spaces recommended).
- Only one vehicle access/egress point could be blocked. Possible emergency egress (and access) through adjacent parking lot (by arrangement with owners).
- Limited potential for vehicle access to basement garage, indoor vehicle areas reduced. Overall building area reduced to approx. 95% of program.
- Restricted floorplan may result in some internal planning inefficiencies.
- Demolition costs to remove existing building.
- Loss of culturally-significant building in the city.

Refer to concept diagram on the previous page.

**Alternative Firing Range Location**

Due to the restricted nature of this lot, combined with the ventilation and acoustical issues associated with locating a firing range in the downtown/residential area, we would recommend considering an off-site location. Space allocated to the firing range could be used to accommodate additional indoor secure police vehicle parking, reducing on-grade parking requirements and building area.

**4.3.5 – Option 3A, Phased Redevelopment at Center Street**

In this scenario a new police building is constructed on the current parking lot. Alternate arrangements would have to be made to accommodate parking across the street or elsewhere or to relocate police services entirely during construction. A new two-level parking structure is built on the adjoining county lot (current courthouse parking), with access to the lower level from Gothic Street. The lower level of this would be assigned to the courthouse (replacing existing spaces), although access would be required through the lower level to access the police basement garage.

The upper parking deck would be assigned to police parking. When the new building is complete the existing police building would be demolished and the area regarded as a new parking lot, giving access to the upper deck from Center Street.

This would require cooperation between the owners of the courthouse lot and the City.

• Building Area Breakdown:	New Construction	31,500 sq.ft
• Lot Area:	0.58 existing + 0.37 court lot	0.95 acre
• Parking Provided:	Police + Visitors (excl. +/-36 court spaces)	57+14 = 71 total

**Project Costs**

Due to the restricted nature of the site average square-foot constructions costs would likely be higher than a green-field site. The total project cost is higher than a police-only solution, as it includes around 13,000 square feet of parking garage for court use (30-35 cars).

A portion of the additional cost could be offset by a capital cost contribution or revenue from lease of parking spaces, depending on the terms of land transfer or other agreement on shared use of the current court property.

• Building Cost	31,500 sq.ft @ \$275	\$8,700,000
• Parking Garage/Deck	13,000 <sup>1</sup> sq.ft @ \$120	\$1,600,000
• Consulting Fees, Other Costs	8-9%	\$900,000
• Contingency	10-15%	\$1,400,000
• Recommended Project Budget (excluding property costs, demolition, relocation)		\$12,600,000

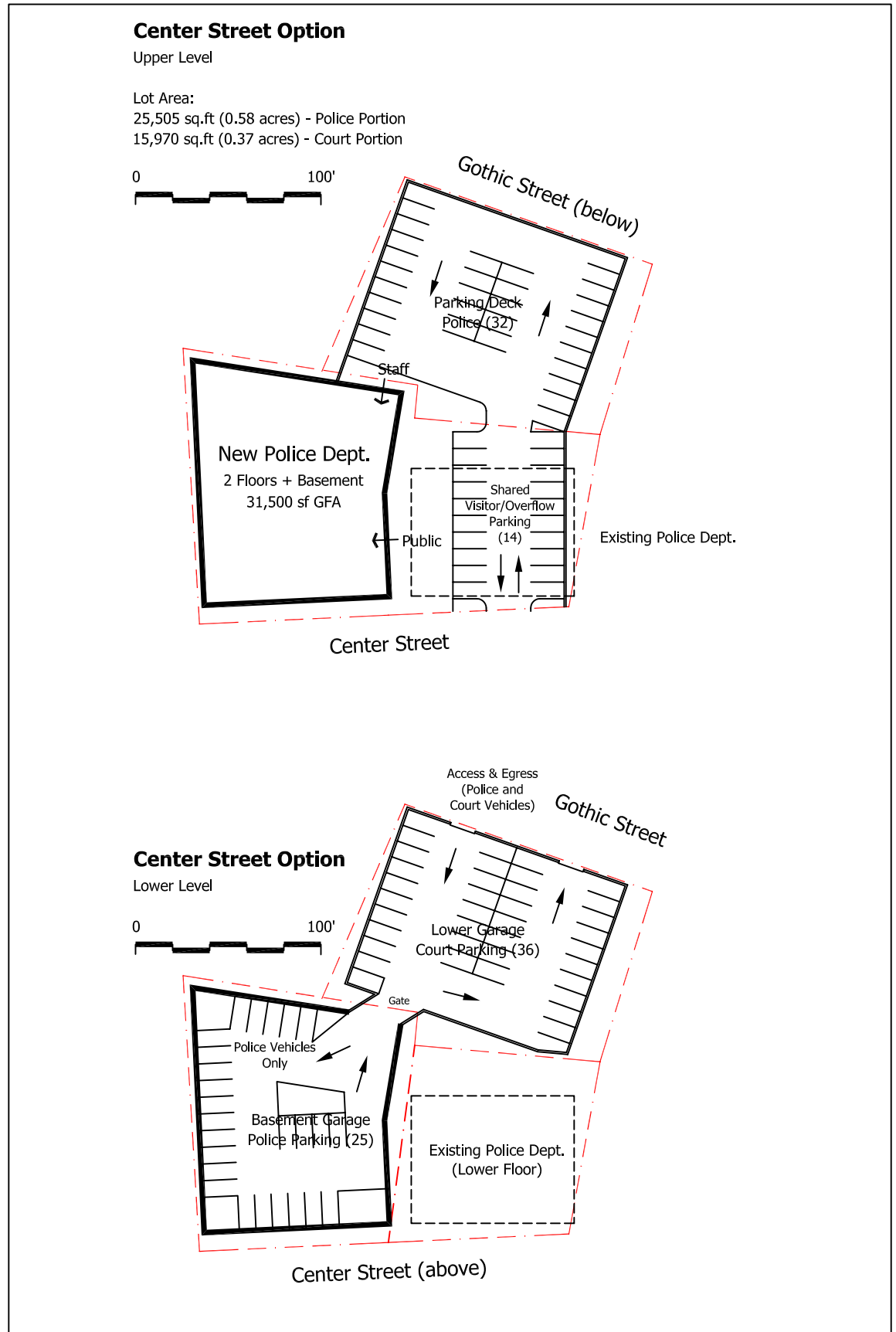
**Benefits & Drawbacks – Option 3A**

- Maintain current downtown location.
- Limited lot area.
- Severe disruption during construction – requiring temporary relocation of police services.
- Additional construction costs due to restricted site and difficult grade changes.
- Additional construction costs for parking garage & deck on court lot, costs which may or not be offset.
- Restricted floorplan may result in some internal planning inefficiencies.
- Demolition costs to remove existing building.
- Loss of potential re-use of existing police building or sale of existing property (compared to Option 2).

**Alternative Firing Range Location**

Due to the restricted nature of this lot, combined with the ventilation and acoustical issues associated with locating a firing range in the downtown area, we would recommend considering an off-site location. Space allocated to the firing range could be used to accommodate additional indoor secure police vehicle parking, reducing on-grade parking requirements and building area.

<sup>1</sup> 2-level – 13,000 sq.ft garage at Gothic Street level & 13,000 sq.ft of rooftop parking over. Order-of-magnitude estimate only.

**4.3.5 - Option 3A, Phased Development at Center Street**

**4.3.6 – Option 3B, Phased Redevelopment at Center Street**

In this scenario a new police building is constructed on the current court parking lot on Gothic Street. The building would consist of two full floors over a partial basement. Provision is made at the lower (Gothic Street) level for covered parking and access to the police parking lot via a ramp. Access could be controlled with a gate to reduce security risks. Police parking would occupy the current parking lot with additional access to/from Center Street. Due to the restricted number of parking spaces on site it may not be feasible to allocate any spaces for court parking.

The area occupied by the existing police building could be assigned to off-street visitor parking, accessed from Center Street. It may be possible to extend the basement under this to provide additional space.

Arrangements would have to be made to relocate police and court parking during construction, but it may be possible to continue police services out of the existing building (although disruption will be a critical issue, and access to the lower-level garage would be lost). We would recommend police operations be relocated during construction.

This option would require an agreement between owners of the courthouse lot and the city to transfer ownership (in exchange for continued parking rights).

• Building Area Breakdown:	New Construction	31,500 sq.ft
• Lot Area:	0.58 existing + 0.37 court lot	0.95 acre
• Parking Provided:	Police + Visitors (no assigned court spaces)	36+21+12 = 69 total

**Project Costs**

Due to the restricted nature of the site average square-foot constructions costs would likely be higher than a green-field site. Total project cost is higher than a police-only option, as it includes parking space at the lower level for court use (20-25 cars).

• Building Cost	31,500 sq.ft @ \$270	\$8,500,000
• Add'l Bsmt. Parking	6,000 <sup>1</sup> sq.ft @ \$120	\$700,000
• Consulting Fees, Other Costs	8-9%	\$800,000
• Contingency	10-15%	\$1,300,000
• Recommended Project Budget (excluding property costs, demolition, relocation)		\$11,300,000

**Benefits & Drawbacks – Option 3B**

- Maintain current downtown location.
- Required acquisition of the adjacent court parking lot.
- Limited lot area.
- Severe disruption during construction – likely requiring relocation of police services.
- Additional construction costs due to restricted site and difficult grade changes.
- Additional construction costs for court parking, which may or not be offset.
- Court parking (uncontrolled) under the new police building would present a security risk.
- Restricted floorplan may result in some internal planning inefficiencies.
- Demolition costs to remove existing building.
- Loss of potential re-use of existing police building or sale of existing property (compared to Option 2).

**Alternative Firing Range Location**

See note in 4.3.5.

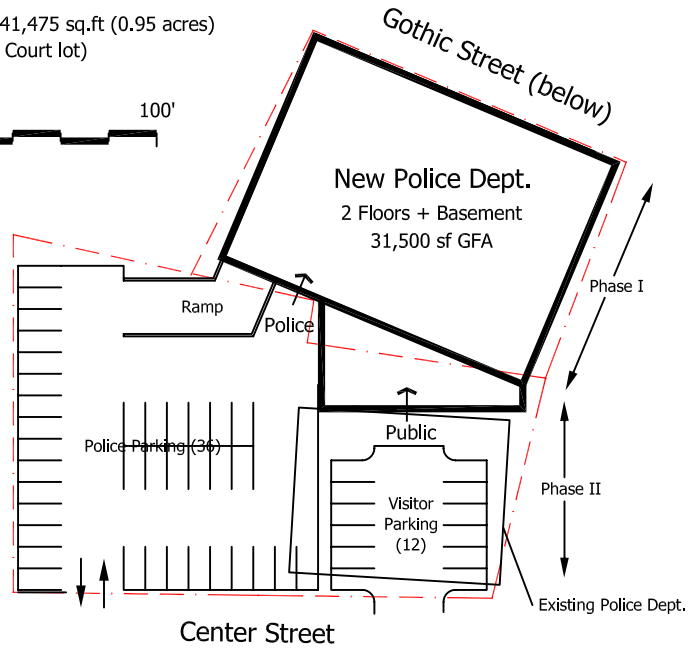
<sup>1</sup> 2-level – 13,000 sq.ft garage at Gothic Street level & 13,000 sq.ft of rooftop parking over. Order-of-magnitude estimate only.

**4.3.6 - Option 3B, Gothic Street/Center Street****Gothic Street/Center Street Option**

Upper Level Plan (Center Street)

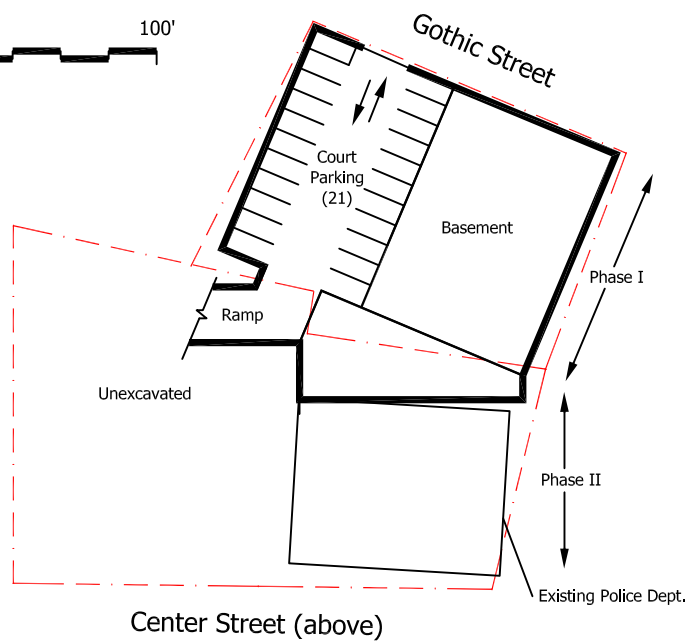
Lot Area: 41,475 sq.ft (0.95 acres)  
(including Court lot)

0 100'

**Gothic Street/Center Street Option**

Lower Level Plan (Gothic Street)

0 100'





**4.3.7 – Option 4, Hotel Northampton & Environs**

This option looks at a new police building project which would provide additional parking in the vicinity of the Hotel Northampton on King Street. The project would incorporate the nearby Ernie's Texaco and Grampy's Convenience Store on King Street.

A new police building with two floors and basement is built on the Ernie's Texaco lot, with a footprint of around 11,000 to 13,000 square feet.

A new multi-level parking deck is built on the convenience store lot and the hotel driveway accessing King Street from the north end of the parking lot. The lower floor of the parking lot would connect with the basement of the police building and be restricted to police vehicles only. The upper levels could be allocated to paid public parking or to the hotel. Access to and from King Street from the garage and the hotel parking lot would be retained with a drive-thru at grade level. Approximately 50 to 55 cars could be accommodated on each level. We would recommend at least three parking levels, although this could be increased.

- Lower level (basement) – allocated to the police department (+/- 50 vehicles, secure)
- Grade level – allocated to paid public parking (+/- 50 vehicles)
- Upper level – allocated to Hotel parking (+/- 50 vehicles)

Revenue generated from the parking deck could be used to offset construction costs for the parking structure and/or the new police building.

The size of the parking deck could be increased to include portion of the hotel lot, or by adding level(s), with the potential of additional covered parking spaces.

• Building Area Breakdown:	Police Building, New Construction	31,500 sq.ft
•	Parking Deck (3 levels)	65,000 sq.ft
• Lot Area:	Area allocated to building & deck	1.0 acres
• Parking Provided:	Police + Public + Hotel	+/- 150 Total

**Project Costs**

Additional construction costs for the parking deck could be offset by a capital contribution and/or lease of parking spaces, and paid public parking (see above).

• Building Cost	31,500 sq.ft @ \$270	\$8,500,000
• Parking Deck	65,000 sq.ft @ \$60	\$3,900,000
• Consulting Fees, Other Costs	8-9%	\$1,000,000
• Contingency	10-15%	\$1,600,000
• Recommended Project Budget (excluding property costs)		\$15,000,000

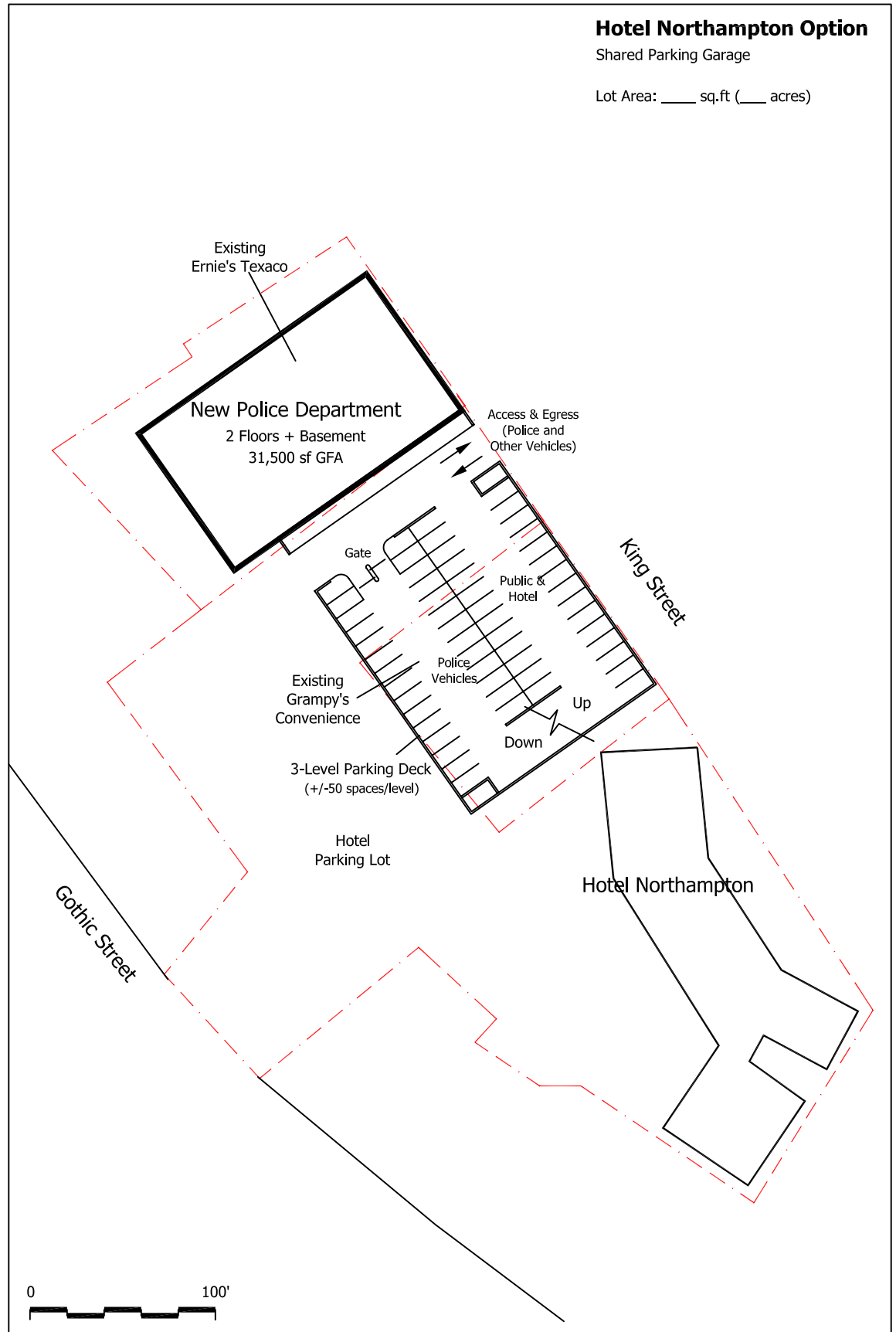
**Benefits & Drawbacks – Option 4**

- Provides additional parking in the downtown area.
- Requires agreement with the Hotel Northampton to build over portion of their property
- Cost of acquiring the two subject properties (this would be offset by the sale or re-use of the existing police building).
- Security risks associated with public parking adjacent to the police building.

Refer to concept diagrams on the following pages.

**Ernie's Texaco, Grampy's Convenience & Hotel Northampton**



**4.3.7 - Option 4, Hotel Northampton**

**4.3.8 – Development Option Comparison**

Option	Building Area	Lot Size	Parking	Project Budget (excluding land)
1A – Generic Site	31,500 sq.ft	2.0 acre	84	\$9.8 million
1B – Restricted Site	31,500 sq.ft	1.6 acre	84	\$9.8 million
2A – James House Ren/Exp	<sup>1</sup> 28,400 sq.ft	1.0 acre	64	\$10.5 million
2B – James House New Bldg	<sup>2</sup> 30,000 sq.ft	1.0 acre	62	\$10.0 million
3A – Center Street	31,500 sq.ft	<sup>3</sup> 0.95 acre	71 + 36 court	\$12.6 million
3B – Center Street	31,500 sq.ft	0.95 acre	<sup>4</sup> 69	\$11.3 million
4 – Hotel Northampton	31,500 sq.ft	1.0 acre	<sup>5</sup> 150	\$15.0 million

Refer to budget notes in previous sections.

<sup>1</sup> Building GFA restricted due to building & site constraints

<sup>2</sup> Building GFA restricted due to site constraints – limited indoor parking

<sup>3</sup> Includes court lot behind existing PD

<sup>4</sup> No spaces allocated for court

<sup>5</sup> Includes +/- 100 hotel and paid parking spaces

[illegible]